

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – TRAN-2022-0002

Application Type: Transfer of Development Rights
Applicant(s): 6th, LLC
Owner(s): 6th, LLC
Location: 77-79 Sixth Street (Assessor's Map 35, Lot 1)
Date: August 7, 2025

INTENT: Proposal is to purchase two TDR units with intent to construct a new two-family residential structure and maintain an existing two-family structure.
(This item was previously heard by the Planning Technical Review Committee on December 5, 2024.)

LOTS/UNITS PROPOSED: Two (2) new units proposed through TDR

AGENDA ITEM #: 1

ACREAGE: ±0.26 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: None.

PERMITS REQUIRED: None.

WAIVERS REQUESTED: None.

ATTENDANCE:

Donna Benton, Planning
Paul Crouser, Zoning
Jim Maxfield, Inspection Services
Marn Speidel, Police Department
Ken Mavrogeorge, Engineering
James Burdin, Business Development
Jill Semprini, Deputy City Engineer

Others:

Jill Semprini, Deputy City Engineer
Erin Bassegio, City Planner
Scott Drapeau, Applicant/Owner
Anthony Sillitta, Applicant/Owner
Ken Mavrogeorge, Engineering

Approval of minutes from July 24, 2025:

J. Burdin moved to approve the July 24, 2025 minutes. Seconded by P. Crouser. Vote: U/A.

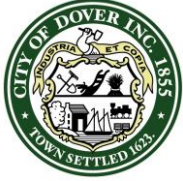
PLAN REVIEW:

Planning:

- *Water/sewer investment fees will be assessed/ due*
- *Owners signatures*
- *LLS stamp and signature*
- *Appreciate compliance with underlying lot coverage.*
- *Will these units be size-restricted to 1000 square feet?*
- *Dover PB signature box can be removed, please provide the 2x2" space on bottom right corner.*
- *Thank you for revised narrative which addresses TDR criteria. Would recommend expanding on criteria A and B.*
- *TDR fees are not waivable based on proposal elements, such as an access easement. Fees are based on size or rent-restriction.*
- *Provide another column on zoning note to indicate "provided" to indicate how zoning is met. Remember non-conforming setbacks can be used.*
- *Add a note about if wetlands are present on site.*
- *Confirm with Planning staff that applicable site review and zoning requirements are met, potentially including the 10' parking setback (or need for a waiver) and that any redesign of the new building maintains the appearance of a single-family home to comply with underlying zoning.*
- *What is proposed for landscaping?*

Engineering:

- *General Comment:*
 - *Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page.*
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
 - *The City would like to have an easement granted by the Applicant for drainage from City owned properties across the property or a contribution towards planned water connection work from Hough Street.*



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Police:

- Clarify how parking would be accessed from Horne and Sixth Street- are vehicles backing out into the road?

Inspection Services:

- TDR narrative indicates vehicles will not have to back into 6th St. Please clarify.
- Clarify edge of pavement for parking areas. Sidewalk on Horne should be reconstructed along property line.
- Consider moving proposed structure in line with existing structure or adding on to existing structure and moving all parking in the rear with all access from Horne Street.

Fire Department:

- No additional comments.

Business Development:

- The revised narrative appears to address prior comments, though discussion of some items is very brief. The applicant may wish to expand on key points, especially consistency with the master plan, either in writing or verbally before the Planning Board.

Planning Board:

- *Expand on previous arrangements that were not possible on this property to justify relief being requested as part of the TDR request.*

Next Steps: Revise plans per comments above and resubmit for another TRC.

Adjournment: K. Mavrogeorge moved to adjourn the meeting at 11:06 a.m. Seconded by M. Speidel. Vote: U/A.